

MELLINGER, SANDERS & KARTZMAN, LLC

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Attorneys for Steven P. Kartzman, Chapter 7 Trustee



Order Filed on July 23, 2019

by Clerk

U.S. Bankruptcy Court

District of New Jersey

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY**

In re:

**MICHAEL KALFUS and ROBIN
KALFUS,**

Debtors.

Case No.: 18-13396 (VFP)

Chapter 7

Honorable Vincent F. Papalia

**CONSENT ORDER RESOLVING MOTION OF DEBTORS FOR ORDER
COMPELLING TRUSTEE TO ABANDON
CERTAIN PROPERTY PRSUANT TO 11 U.S.C. § 554(a) and (b)**

The relief set forth on the following pages is hereby **ORDERED**.

DATED: July 23, 2019



Honorable Vincent F. Papalia
United States Bankruptcy Judge

Page 2 of 3

Debtor: Michael Kalfus and Robin Kalfus

Case No.: 18-13396 (VFP)

Caption: Consent Order Resolving Motion of Debtors for Order Compelling Trustee to Abandon Certain Property Pursuant to 11 U.S.C. §554(a) and (b)

THIS MATTER having been brought before the Court by the Debtors, by and through their attorneys McManimon, Scotland & Baumann, LLC, for Entry of an Order Compelling Trustee to Abandon Certain Property Pursuant to 11 U.S.C. § 554(a) and (b), and the Trustee and the Debtors having agreed to amicably resolve the issues on the terms set forth herein, as appears from the signatures of counsel affixed hereto, it is hereby

ORDERED AS FOLLOWS:

1. Within ten (10) days of the entry of this Order, the Trustee shall file a Notice of Proposed Abandonment as to the Debtors' property located at 106 Brookside Drive Killington, Vermont 05751 (the "Vermont Property").
2. The Trustee reserves the right, and the Debtors' acknowledge the Trustee's right, to demand turnover of any rents received by the Debtors in excess of expenses incurred by the Debtors, with regard to the Vermont Property, during the period commencing with the conversion of this case to Chapter 7.
3. The parties hereto shall execute any and all documents and pleadings reasonably necessary to implement all of the foregoing provisions.
4. The parties, and anyone who succeeds to their rights and responsibilities hereunder, including their successors and/or assigns, are bound by this Consent Order. This Consent Order is made for the benefit of the parties and all who succeed to their rights and responsibilities.
5. The Bankruptcy Court shall retain exclusive jurisdiction to adjudicate all matters arising under or in connection with this Consent Order.

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Debtor: Michael Kalfus and Robin Kalfus

Case No.: 18-13396 (VFP)

Caption: Consent Order Resolving Motion of Debtors for Order Compelling Trustee to Abandon Certain
Property Pursuant to 11 U.S.C. §554(a) and (b)

*The undersigned hereby consent to
the form and entry of the within Order:*

MELLINGER, SANDERS
& KARTZMAN, LLC
Attorneys for Trustee

McMANIMON, SCOTLAND
& BAUMAN, LLC
Attorneys for Debtors

By: /s/ Judah B. Loewenstein
JUDAH B. LOEWENSTEIN, ESQ.

By: /s/ Anthony Sodono, III
ANTHONY SODONO, III, ESQ.

Dated: July 10, 2019

Dated: July 10, 2019

Imaged Certificate of Notice Page 4 of 5

United States Bankruptcy Court
District of New JerseyIn re:
Michael Kalfus
Robin Kalfus
DebtorsCase No. 18-13396-VFP
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 2
Total Noticed: 1

Date Rcvd: Jul 24, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 26, 2019.
db/jdb +Michael Kalfus, Robin Kalfus, 7 Lakeview Terrace, Montville, NJ 07045-9158

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 26, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 24, 2019 at the address(es) listed below:

Anthony Sodono, III on behalf of Joint Debtor Robin Kalfus asodono@msbnj.com
 Anthony Sodono, III on behalf of Debtor Michael Kalfus asodono@msbnj.com
 Anthony Sodono, III on behalf of Defendant Michael Kalfus asodono@msbnj.com
 Anthony Sodono, III on behalf of Defendant Robin Kalfus asodono@msbnj.com
 Anthony Sodono, III on behalf of Defendant Michael and Robin Kalfus asodono@msbnj.com
 Caitlin Conklin on behalf of Creditor Lakeland Bank caitlin.conklin@klgates.com
 Charles G. Wohlrab on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-J9) cwohlrab@LOGS.com, njbankruptcynotifications@logs.com
 Charles Michael Rowan on behalf of Creditor Albert Kenney mrowan@saul.com
 Christian Del Toro on behalf of Creditor Haven Savings Bank cdeltoro@martonelaw.com, bky@martonelaw.com
 David Gerardi on behalf of U.S. Trustee U.S. Trustee david.gerardi@usdoj.gov
 Denise E. Carlon on behalf of Creditor VW Credit Leasing, Ltd dcarlon@kmlawgroup.com, bkggroup@kmlawgroup.com
 Forrest Scott Turkish on behalf of Attorney Forrest Turkish fsturkish@aol.com
 Frank J Martone on behalf of Creditor Haven Savings Bank bky@martonelaw.com
 Guillermo Gonzalez on behalf of Joint Debtor Robin Kalfus ggonzalez@scuramealey.com, ecfbkfilings@scuramealey.com; mmack@scura.com; lrichard@scura.com
 Guillermo Gonzalez on behalf of Debtor Michael Kalfus ggonzalez@scuramealey.com, ecfbkfilings@scuramealey.com; mmack@scura.com; lrichard@scura.com
 John O'Boyle on behalf of Plaintiff Osborn Financial Group, LLC joboye@norgaardfirm.com, sferreira@norgaardfirm.com; l84grandno@gmail.com; kcimmimo@norgaardfirm.com
 John A. Fialcowitz on behalf of Plaintiff Fishman consulting group, llc john@fialcowitzlaw.com
 Joseph L. Schwartz on behalf of Interested Party The County of Morris, Morris County Sheriff's Office jschwartz@riker.com
 Joseph R Zapata, Jr. on behalf of Trustee Steven P. Kartzman jzapata@msklaw.net
 Judah B Loewenstein on behalf of Trustee Steven P. Kartzman jloewenstein@msklaw.net
 Mark E. Hall on behalf of Mediator Mark Hall mhall@foxrothschild.com, cbrown@foxrothschild.com
 Matteo Percontino on behalf of Creditor Lakeland Bank matt.percontino@cohnreznick.com, matteo.percontino@klgates.com
 Melissa S DiCerro on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-J9) nj-ecfmail@mwcc-law.com, nj-ecfmail@ecf.courtdrive.com
 Rebecca Ann Solarz on behalf of Creditor VW Credit Leasing, Ltd rsolarz@kmlawgroup.com
 Richard James Tracy, III on behalf of Creditor The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders of Cwalt Alternative Loan Trust 2005-J9, Mortgage Pass-Through Certificates, Series 2005-J9 by its servicer rtracy@hillwallack.com, tshariff@schillerknapp.com; kcollins@schillerknapp.com; ahight@schillerknapp.com
 Steven P. Kartzman on behalf of Trustee Steven P. Kartzman kartztee@optonline.net, jzapata@msklaw.net; nj16@ecfcbis.com; jloewenstein@msklaw.net
 Steven P. Kartzman kartztee@optonline.net, jzapata@msklaw.net; nj16@ecfcbis.com; jloewenstein@msklaw.net

District/off: 0312-2

User: admin
Form ID: pdf903

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Total Noticed: 1

Date Rcvd: Jul 24, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
William L. Waldman on behalf of Creditor Lakeland Bank william.waldman@klgates.com,
waldmanw@aol.com

TOTAL: 29